



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

Diane M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 2403279  
**Applicant Name:** Speros Bavelas for David and Susan Sigl  
**Address of Proposal:** 1411 6<sup>th</sup> Avenue West

**SUMMARY OF PROPOSED ACTION**

Master Use Permit for future construction of a 2,149 sq. ft. second story addition and 541 sq. ft. ground floor addition to an existing duplex structure.<sup>1</sup>

The following approval is required:

Special Exception - To allow expansion of a non-conforming residential use greater than 500 square feet – Seattle Municipal Code (SMC) 23.42.106B4.

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

<sup>1</sup>Project originally noticed as Master Use Permit for future construction of a 2,460 sq. ft. second story addition and 541 sq. ft. ground floor addition to an existing 2-unit townhouse structure.\*

## **BACKGROUND DATA**

### **Site & Area Description**

The 6,400 square foot subject site is zoned Single Family 5000 and is developed with a legally established duplex and terrace garage. The subject site is located at 1411 6<sup>th</sup> Avenue West between West Lee Street and West Galer Street in the Queen Anne neighborhood.

Surrounding property to the north, south and west is zoned Single Family 5000 and is developed with a mixture of single family homes, duplexes and apartment buildings. Surrounding property to the east is zoned Lowrise 1 and is developed with condominiums (formerly West Queen Anne High School).

The subject duplex sits atop a plateau about 10 feet above the street and includes a terrace garage built into the hillside abutting the street. The site slopes gently on the top of the plateau.

### **Proposal Description**

The proposal is to construct a 2,690 square foot addition to an existing duplex as described by Table A:

	1 <sup>st</sup> Floor	2 <sup>nd</sup> Floor
Existing	1609 square feet	0
Proposed	541 square feet	2149 square feet
Total	2150 square feet	2149 square feet

The ground floor addition will be constructed behind the existing duplex on the west side of the structure. The plans show that there will be about 75 feet from the new wall to the rear property line. The existing terrace garage meets the minimum requirements for two off-street parking spaces and is to remain. No change in the quantity of parking is required. The existing south side yard is 4 feet and the non-conformity will be expanded by the ground floor and 2<sup>nd</sup> floor additions pursuant to the Land Use Code, Certain Additions (SMC 23.44.014D3). The other yard requirements are met without using any extraordinary exceptions in the code.

### **Public Comment**

No public comments were received during the public comment period which ended on September 22, 2004.

## **ANALYSIS – SPECIAL EXCEPTION**

The existing structure contains a nonconforming residential use, a duplex, in a Single Family zone where only single family residences are allowed. The duplex use is a non-conforming residential use and is allowed based on the past permit history; specifically a Building Permit (permit number

450663) issued on November 21, 1956 to “Construct A Building Per Plan-Conditional Use Per ...Duplex...Seattle Zoning Code and Construct Terrace Garage Per Plan”.

*Pursuant to SMC 23.42.106, Expansion of nonconforming uses, “A structure occupied by a nonconforming residential use may be maintained, repaired, renovated or structurally altered, but may not be expanded or extended except...”* The Code exceptions allow for expansions and extensions required by law; to improve access for the elderly or disabled; for minor structural features; for accessory structures; for expansions no more than 500 square feet only in single family zones and for expansions greater than 500 square feet only in single family zones by Special Exception.

The addition is greater than 500 square feet and must be reviewed pursuant to SMC 23.42.106B4 which provides that;

*An expansion greater than five hundred (500) square feet of gross floor area and/or exceeding the average height of the closest principal structures on either side may be approved by DPD through a special exception, Type II Master Use Permit, if the proposed expansion meets the development standards for single family construction and is compatible with surrounding development in terms of:*

- a. Architectural character,*
- b. Existing streetscape and pattern of yards, and*
- c. Scale and proportion of principal structures;*

*a. Architectural character:* The architectural character in the area is a mixture of styles and residential uses. The typical house in the area is pre World War II -craftsman style built in the early 20<sup>th</sup> century. The typical apartment building in the area is a pre-World War II, 2 to 3 story brick building with punched recessed windows. The following table describes the use and year built of the structures on the subject block and across 6<sup>th</sup> Avenue W:

Address	Use & no. of units	Year Built
Subject site-1411 6 <sup>th</sup> Avenue W	Duplex	1957
1401 5 <sup>th</sup> Avenue W	Condominiums- 57 units	1920
1407 6 <sup>th</sup> Avenue W	Single Family Home	1911
608 West Lee Street	Single Family Home	1904
620 West Lee Street	Single Family Home	1904
1412 Willard Avenue W.	Single Family Home	1912
1418 Willard Avenue W.	Single Family Home	1904
1422 Willard Avenue W.	Apartment- 4 units	1915
621 West Galer Street	Apartment- 31 units	1917
607 West Galer Street	Apartment- 15 units	1927

The existing duplex, built in the 1950's has a ranch style architectural character with a flat roof. The addition and renovation of the structure will be more compatible with the

surrounding craftsman flavor. The proposal includes adding a pitched roof, a mixture of brick, shingle and beveled siding finish materials which will produce a structure with comparable scale and style to its neighbors.

*b. Existing streetscape and pattern of yards:* The structures, like many older neighborhoods in Seattle, were developed in the early 20<sup>th</sup> century and do not conform to today's yard standards. In light of that, there is not a consistent streetscape or pattern of yards in this neighborhood. The homes abutting the subject site on the 6<sup>th</sup> Avenue West street front are located about 10 feet above the sidewalk elevation and have terraced garages with stairs traversing the hillside to enter the home. The rear yards are not visible, but based on GIS mapping the subject site's rear yard will be consistent with its neighbor's yards. The proposal is compatible with the existing streetscape and pattern of yards.

*c. Scale and proportion of principal structures:* The homes abutting the subject site are 2-stories tall, have similar setbacks and are of similar scale. The applicant has provided survey data which provides the peak ridge elevations for the structures at 1407 6<sup>th</sup> Avenue W, 1419 6<sup>th</sup> Avenue W and 608 West Lee and indicates that the ridge elevation as proposed will be almost the same elevation but slightly lower in elevation than the other structures. The neighborhood is developed with many large scale estate homes and apartment buildings so the scale and proportion of this development is far smaller than many in the neighborhood. Additionally, adjacent to the site, the former Queen Anne High School is developed with condominiums and is a very large structure.

The proposed addition meets the development standards for single family construction and is compatible with the architectural character, the exiting streetscape and pattern of yard and scale and proportion of structures; therefore, the Special Exception should be granted.

### **DECISION – SPECIAL EXCEPTION**

The proposed request to construct an addition of 2,690 gross square feet as presented in plans date stamped August 31, 2004 and January 11, 2005 is **GRANTED**.

### **CONDITIONS**

None.

Signature: \_\_\_\_\_ (signature on file) Date: January 20, 2005  
Jess Harris, AICP Senior Land Use Planner

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